



**Board of Commissioners of Cook County
Report of the Zoning and Building Committee**

Wednesday, May 21, 2014

**10:00 AM Cook County Building, Board Room, Room 569
118 North Clark Street, Chicago, Illinois**

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Commissioners Gorman (1)

PUBLIC TESTIMONY

The Secretary announced that there were no public speakers.

VARIATIONS

14-2671

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence District to 1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet and (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 10 feet.

Township: Northfield Township

County District: District #14

Property Address: 3471 Whirlaway Drive, Northbrook, Illinois.

Property Description: The Subject Property consists of 1.09 acre located on the West side of Whirlaway Drive approximately 540 feet North of Cornflower Trail in Section 17 of Northfield Township.

Owner: Aneta Jakubczyk, 3471 Whirlaway Drive, Northbrook, Illinois

Applicant: Aneta Jakubczyk, 3471 Whirlaway Drive, Northbrook, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought to construct a new residence with attached garage.

Recommendation: That the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/14/ 2014

Zoning Board Recommendation date: 4/14/ 2014

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner García, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Commissioners Gorman (1)

NEW APPLICATIONS

14-2564

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment MA-14-0001

Township: Palatine

County District: 14

Property Address: 1451 N. Quentin Rd & 795 W. Dundee Avenue Palatine, Illinois 60067

Property Description: Subject property is approximately 3 acres. It is located on the southeast corner Dundee and Quentin. PIN#s 02-10-102-001-0000, 02-10-102-002-0000, 02-10-102-003-0000, 02-10-102-004-0000, 02-10-102-005-0000.

Owner: 795 West Dundee, LLC, 3513 Woodland Lane, Long Grove, Illinois. 60047-5032

Applicant: Tom Courtresis, 795 W. Dundee, LLC. 1451 N. Quentin Road, Palatine, Illinois 60067

Current Zoning: R-4 Single Family Residence District

Proposed Zoning: C-3 General Service District

Intended use: For the expansion of the existing commercial use.

A motion was made by Vice Chairman Murphy, seconded by Commissioner García, referred the following New Application to the Zoning Board of Appeals. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Commissioners Gorman (1)

14-2566

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 & Variance VA-14-0008

Township: Northfield

County District: 14

Property Address: 1677 W. Mission Hills Road, Northbrook, Illinois 60062

Property Description: Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000..

Owner: Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750 Chicago, Illinois 60601

Applicant: RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

Current Zoning: P-2 Open Land District

Proposed Zoning: R-6 General Residence District

Intended use: Planned Unit Development of 137 residential units

A motion was made by Vice Chairman Murphy, seconded by Commissioner García, referred the following New Application to the Zoning Board of Appeals. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Commissioners Gorman (1)

ADJOURNMENT

A motion was made by Vice Chairman Murphy, seconded by Commissioner Moore, that this committee be adjourned. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Commissioners Gorman (1)

SECTION 2

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-2671

Recommended for Approval

File Id Number 14-2564

Recommended for Referral the Zoning Board of Appeals

File Id Number 14-2566

Recommended for Referral the Zoning Board of Appeals

Respectfully submitted,



Chairman



Secretary

*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>